150 HOUSES FOR SALE

RANDALL'S LIMITED

DUPLEX HOME AND REVENUE

BURNSIDE AREA, close in, one year old. Has three bedrooms, living room, dining room, large cab. elec. kitchen, Pembroke bath, level walk-in basement suite, self-contained, $70. Drive-in garage, oil heat. Account of illness this was greatly reduced to $15,000

$1000 DOWN 4 ROOMS

QUADRA WAY, neat white siding bungalow, 10 years, cab. kitchen, oil range, living room, with heater, two nice bedrooms, utility room, nice lot, separate garage. Balance $65 per month. Good buy for a home or investment for rental purposes. Price $5950

On two above please call Mr. Davis, eves. EV 4-8614

$9950 JUBILEE AREA

Stucco bungalow with three bedrooms, living room with fireplace, separate dining room, full basement, separate garage, black-topped driveways. New wiring. New roof. Good terms to reliable party

For further information, Ken Lowndes, eves. GR 8-2151

$12,800 NEW VIEW ROYAL

This bungalow will be finished by March 1—has three bedrooms, large living room with dining room area. Full basement, oil package heat. Terms $8,500 down.

On two above, please call Mr. Lowndes, evés. GR 8-2151.

MOUNT TOLMIE $8950

A really lovely stucco bungalow, built 3 years, 26-ft. living room with fireplace, 2 nice bedrooms, oak floors throughout, 4-pc Pembroke bathroom, large cabinet electric kitchen and utility room, oil furnace, attached garage with black topped driveway, on 65-ft. lot. Can be seen by appointment only.

Exclusive agent—Mr. Sudbury, eves. GR 9-1906

PLAYFAIR PARK

Superior stucco bungalow built 7 years, with 1,550 ft. living space. Living room 23 ft. long with fireplace, family size dining room, thru hall, oak floors, three large bedrooms, 4-pc Pembroke bathroom, cab elec kitchen with bright nook and large utility room. Full basement, auto oil heat, on sewer, attached garage with extra room above that could be finished as fourth bedroom. This home is on a 75-ft. lot and is priced at ..... $18,900 with very good terms.

Call Mr. Sudbury, eves. GR 9-1906

GEORGE RANDALL LTD.
1309 Douglas St. Phone EV 4-8109

NHA NHA NHA

Low Down Payment

Large and Oak-Studded Lots

Post and Beam Construction

In conjunction with an outstanding contractor and moving into 1960 we offer for the first time these de luxe ultra-modern individual homes of character. Here is an opportunity to get away from the dull, plastered walls, and stucco exterior. There are a large number of excellent plans available, or they can be designed to suit your needs. Split-levels, four-levels, two-levels, Rancher. Floor area from 1,100 square feet up, square foot valuation excellent. Lots are well landscaped, oak trees, rockeries, close to bus and schools. For complete information on low down payment and details of plans

Phone Ed Saunders, EV 4-9458. Sundays and evenings.

NORTHWESTERN SECURITIES OF VICTORIA LTD.
681 Yates St., Victoria. EV 5-6741

WATERFRONT

SECLUSION 6 MILES OUT

Charming 8-year-old stucco bungalow located on landscaped lot just one mile north of junction of Blenkinsop and Royal Oak Ave. 80-ft. secluded waterfront with private beach. Two bedrooms, 17x13 living room (with fireplace), 10x10 den, with double plate glass picture windows looking out on a million dollar view over Cordova Bay. 9x13 dining room, cabinet electric kitchen, oil hot air (conversion) part basement and separate garage. Full price ..... $16,500 Some terms.

E. A. MACFADYEN EV 5-6741.
NORTHWESTERN SECURITIES OF VICTORIA LTD. 24-HR. TELEPHONE SERVICE.

BRENTWOOD

6-room home on (approx.) 2 good acres, fruit trees, etc. Near sea and ferries, approved for auto court. Frontage on two main roads. $13,000. Terms.
4-room modern home, heatilator fireplace, approx. 1 acre. Small outbuildings. $7,400. Terms.
Large older type home, 12 rooms, beautiful surroundings, 2½ acres, large trees, etc. $20,000.
6-room secluded bungalow, sea view, all conveniences. $7,900.

See Brentwood Properties
7183 West Saanich Road
Ph. Keating 233

"SNAP, $1000 DOWN"

Be independent from the landlord. This 5-room cozy frame bungalow on nice fenced lot, close in, will give you good value and the security of home ownership with balance as rent. TED CHARTRES, EV 5-6741 or EV 5-5508. Northwestern Securities of Victoria Ltd.

$1000 DOWN

Neat, white siding bungalow, 10 yrs. Cabinet kitchen, oil range, living room, oil heater, two nice bedrooms, utility room. Sep garage. Balance $65 month. Really good buy for home or investment. Price $5950

Mr. Davis, Geo. Randall Ltd., EV 4-8109; Eves., EV 4-8614.

PRIVATE SALE, OAK BAY, QUIET street. Warm 3-bedroom home, hot-water heat, full basement, sundeck, double plumbing. Victoria Press, Box 1762.

2-YEAR-OLD 3-BEDROOM, STUCCO V.L.A. home, 1.83 acres, 5-mile circle. Immediate possession. Phone GR 7-2967.

4-ROOM COTTAGE ON OAK BAY Ave., basement, drive-in garage, oil furnace. $2,700 down. $60 month. Phone EV 2-7945.

GORDON HEAD, SEA VIEW—New, 3 bedrooms, basement, oil heat. Large mortgage; terms, price $17,500. Victoria Press, Box 1688.

OAK BAY—$1,500 DOWN, 2½-YR 3-bedrm rancher. Owner. EV 5-4022.

Ker & Stephenson Ltd.

NHA
3 Bedrooms
Full Basement
Oil Heat
Drive-in Garage
As low as $440 cash

BUILT ON YOUR OWN NHA APPROVED LOT
MONTHLY PAYMENTS ON NHA MORTGAGE
APPROX $73.88

For full information please call BERT DAYKIN
Phone EV 5-3411 or EV 2-0255

LOW DOWN PAYMENT

IMMEDIATE POSSESSION

1839 Kings Road

5 rooms, large garden, fruit trees, Oak Bay border. For particulars Please phone A. L. Wagner, EV 5-3411, J. H. Ford.

GLANFORD FOR ONLY $11,850

You can own this attractive 2½-year-old bungalow with every convenience for comfortable living. This well-kept home has a lovely "L"-shaped living and dining room with fireplace, two bedrooms, cab kitchen, 4-pce bathroom, full cement basement with recreation room almost completed. Oil heat and drive-in garage.

For further information call Mr. Lemmon at EV 5-3411 anytime.

OAK BAY BUNGALOW

LARGE LIVING ROOM WITH FIREPLACE AND UNIQUE DINING AREA WITH OAK FLOORS. TWO SPLENDID BEDROOMS, PEMBROKE BATHROOM, ELECTRIC KITCHEN AND UTILITY ROOM. AUTOMATIC HEAT, COPPER PIPE AND LOVELY SMALL GARDEN. A VERY ATTRACTIVE INSULATED 12-YR-OLD COTTAGE IN SPLENDID CONDITION NEAR GOLF LINKS. QUICK POSSESSION. PRICE $11,900
EV 5-3411 E. J. FATT EV 3-6536

HI QUADRA

A Miniature Estate
City Convenience
$12,600

BEAUTIFUL PARKLIKE SURROUNDINGS, MAGNIFICENT OAKS, WELL-KEPT LAWNS, SHRUBS. CHARM OF AN OLDER TYPE RESIDENCE (2 STOREY), WITH SIDING EXTERIOR, STONE PORCHES AND FOUNDATION WALLS. SPACIOUS LR, FAMILY DR, MODERNIZED KITCHEN, DOUBLE PLUMBING, 3 BEDROOMS. BASEMENT, OIL FURNACE, DOUBLE GARAGE. EXCELLENT CONDITION. AN ILLUMINATED, BLACKTOP CURVED DRIVEWAY. GOOD TERMS AT A SLIGHTLY HIGHER PRICE.
EV 5-3411 Mr. Vallance GR 7-1917
EV 5-3411 Mr. Nichols GR 7-3089

EXCLUSIVE 3933 PRESTWOOD

(LAKE HILL)

This 3-bedrm bungalow, situated in a lovely secluded garden, close to schools, transportation and shopping, makes a very desirable home for a man and his family. Full cement bsmt, with oil heat, has ample room for workshop. Can be purchased for very reasonable terms. Price $14,500
J. H. Ford, EV 5-3411, Larry Wagner

4-BEDROOM NHA

Only $1,900 down for this new bungalow at Pear and Cedar Hill. Nearing completion. Total cost $14,850
Including lot and mortgage fees. A real chance to buy a lot of accommodation at a bargain price. One only available.

EV 5-3411.
Larry Wagner, GR 7-2989.

OAK BAY EXCELLENT VALUE

Situated north of the Avenue this well kept, attractive stucco bungalow should definitely be on your "must see" list. Through hall to large living-room, guest size dining room, three nice bedrooms, excellent kitchen, utility room. Full bright basement. Oil heating. Splendid garden. DON'T MISS THIS OPPORTUNITY! Price $16,500
Exclusive Listing.

Please call EV 5-3411 and ask for Mr. Wagner, Mr. Ford or Mr. Speed

UPLANDS

4 Bedrms, 3½ Bathrms

Artistic home in beautiful landscaped garden. Easily maintained and in beautiful condition. Ent. hall, powder room, den with FP. Large living room with FP. Smart dining room area, electric kitchen and utility room. 2 bedrms each with bathrm on split level. 2 more bedrms with another bathrm on the lower level. Large rumpus room area with FP in basement. Auto-oil heat, double garage, near beach and school. Ideal for a growing family. View by app't, please.
Price $40,000
EV 5-3411 Mrs. Harvey EV 4-5149

Architectural Masterpiece on 3 ACRES

This is the property for the man who has everything and now wants the house to go with it. Delightful entrance (no steps); living room, 26x18; dining room, 16x13; den with fireplace; 5 spacious bedrms; three bathrooms; splendid, modern kitchen—all on one floor. Basement, G-E heating plant. Three-car matching garage. You won't believe this exists until you see it. Price $55,000
Exclusive agents.

Mr. Speed at EV 5-3411 anytime.

KER & STEPHENSON LTD.
Member Multiple Listing Bureau
909 GOVERNMENT STREET

RITHET Consolidated Ltd.

THE INTRIGUING DUTCH DOOR SAYS "WELKOM"

And then the whole house makes you feel you would like to stay. The living room is flooded with sunlight by day and softly and warmly by indirect lighting at night. There is a lovely granite FP, panelled wall and built-in bookcases. The DA has corner windows and french doors to sundeck and the beautiful color scheme is carried through to the convenient kitchen. Two very nice bedrooms, 4-pc bath and a large utility complete the main floor. The bsmt, with gleaming painted floor has beautifully finished recreation room with FP, work shop space, room for another bedroom, shower and toilet installed. Oil heat, attached garage. Perfect small garden, fruit trees. Close-in location and near all services. We are proud to present this home and we urge you to

HURRY!
DON'T BE TOO LATE!

Full price $15,750
MRS. LAVENDER
EV 2-4251 EV 5-6327

FULL PRICE $9500

Comfy, older home in good district. LR on front of house has glassed-in sunroom, a protection from winter winds, a delight in summer sun. Den has FP; 2 bedrooms, elec kit, auto oil heating, fenced yard, fruit trees. Near Catholic school.

QUEENIE HADDOW
EV 2-4251 EV 4-3923

REVENUE QUADRA

Good solid 9-room home, excellent up-and-down duplex. Close to all conveniences. Only $15,000
MRS. ANDERSON
EV 3-4251 EV 4-3923

TWO

Very nice 4-room nearly-new bungalows. Full bsmts, oil heat, drive-in garages. Very good terms on both.

No. 1 ..... $10,500
No. 2 ..... $11,750
MRS. LAVENDER
EV 2-4251 EV 5-6327

NO STEPS—$2000 DN ABOUT 10 YRS OLD

In Oaklands area, 4-room stucco bungalow. Has nice living room, fireplace, large kitchen and dining space, 2 bedrooms and 3-pce bath. Level lot, good soil, low taxes. Close to bus and stores. Full price $7975
Terms $2,000 down and $73 per mo.

J. LINDAL H. HOOPER
EV 4-9879 or EV 2-4251 EV 5-9080

7 ROOMS $1500 DOWN

Close-in Fairfield, has living room, family-size dining room, real large cabinet electric kitchen, big bedrm, bathroom, utility on main floor. 3 bedrooms up. Full basement, good economical heating system. Walking distance to town, close to everything.
Full price $9500
$1,500 down, $60 month.

J. LINDAL H. HOOPER
EV 4-9879 or EV 2-4251 EV 5-9080

HAGAR'S

ESQUIMALT $1200 - DOWN - $1200

Situated in an area of new homes with paved streets; close to all services. Consisting of living rm with fireplace, thru hall, 2 bedrooms, large bright kitchen and 3-pce bathroom. Full basement, hot air heat and separate garage. Full price $7950
C. Carpenter, EV 4-0531, Eves. GR 7-1628.

SEA VIEW CADBORO BAY

EXTRA LOT — $3,000 DOWN
Call me to view this 8-room, 2-storey, stucco older-type home, high location; double plumbing; sep view and extra lot; full basement. Some repairs necessary. Quiet street. Clear title. Extra lot suitable to build on.
FULL PRICE $12,900
Exclusive
J. M. Taylor,
EV 4-0531; eves., EV 4-9902

GORDON HEAD

7 YEARS
.86 ACRE

High location, good garden. This 5-room, white stucco bungalow comprises lge LR, dinette and 2 bedrms, kit (wired), full bsmt; oil HA heat; sep double garage. Ideal for person who enjoys gardening. Clear title.
PRICE $12,600
J. M. Taylor,
EV 4-0531; eves., EV 4-9902

FAIRFIELD 2 - 3 BEDROOMS

GOOD CONDITION

This 6-room older style stucco bungalow has just come on the market. It comprises LR with FP, DR, 2 bedrms, and den or 3 bedrms. Full basement. New oil HA furnace. Duroid roof. Separate garage. Good garden lot and good location. $3,500 will handle.
FULL PRICE $11,800
J. M. Taylor, EV 4-0531, eves. EV 4-9902

Hagar & Swayne Ltd. 614 Yates St.

OUTSTANDING VALUE GORGE AREA

CLOSE TO TRANSPORTATION
2 bedrooms, auto heat, drive-in garage and enough appliances to start housekeeping included. $2,500 will move you in. This will sell today. Call TED CHARTRES, EV 5-6741 or EV 5-5508. Northwestern Securities of Victoria Ltd.

"FISHERMEN"

BEST BUY IN THE BAY
Ship-shape in all respects and right handy to your home port. Spacious six-roomer with full basement and new Oil-O-Matic heat. $9500
On YOUR terms. Please call JIM GOLBY now at EV 5-6741 as this bargain won't last. Northwestern Securities of Victoria Ltd.

$1,000 DOWN OR LESS, EVERY offer considered—Small 4 rooms, white siding, modern home, 2 bedrooms; new oil range, heater; $7,850. 2664 Wyndeatt Avenue EV 2-5971, nights.

COSY HOUSE FOR SALE. $26 per month. 216 Sims Ave., Victoria. Price $1,600. Terms and arrangements. Heisterman & Co., Victoria or owner, H. Kelsall, Box 813, Calgary, Alberta.

BYRON PRICE

1814 QUADRA STREET

BRAND NEW SPLIT LEVEL HOME ON ROCKLAND AVE.
FULL PRICE $18,900
$6,200 WILL HANDLE
MONTHLY PAYMENTS $83

This is a home which has everything you could desire: 2 twin-size bedrooms, walk-in clothes closets; large living room with slate FP; lovely completed room on lower level with separate 3-pce bathroom. For appointment to see call Al Vizard, EV 5-2458.

ESQUIMALT $1750 DOWN 3 BEDROOMS

This cosy 3-bedrm home with auto oil heat, fully insulated, offers economy living, taxes only $78. LR with electric fireplace and newly-sanded floors, large electric kitchen with sep dining area, plus utility. Separate garage with paved driveway. Close to schools and transportation. This house priced at $7,950 won't last long. Contact M. Duff or N. Krienke, EV 5-2458.

N.H.A. LOT

Large lot with beautiful view, close to Solarium. Only $1,250. Terms possible. Phone EV 5-2458, S. Paterson, EV 5-8592, or G. Marshall, GR 9-2725.

OAK BAY OLIVER ST. $10,900

Older-type family home having large living room and dining room. Family-sized kitchen. Has three bedrooms, 4-pce bath with extra plumbing in basement. Oil heat. Lot 50x120 with 6 fruit trees. Separate garage. For appointment to view call Sam Paterson, EV 5-8592; Gordon Marshall, GR 9-2725, or office, EV 5-2458.

LANGFORD DISTRICT

This fine home has 1,120 sq. ft. of living space. L-shaped living room with fireplace, has 3 bedrooms, colored fixtures in bathroom, cabinet electric kitchen, plumbed for auto washer copper hot water tank, full cement basement, oil furnace, drive-in garage with steel overhead door. Exterior 2-tone stucco. Lot 72x128. Taxes $146.67. Close to school, shopping and transportation.
Terms $10,950
Exclusive. Charles Giddy, phone EV 5-2458, res. EV 4-1690

C.N. Montague CO. LTD.

1036 Blanshard at Fort EV 4-9318

HIGH, WIDE AND HANDSOME

"UPLANDS" OF CEDAR HILL

2-tone rancher, 1,556 SQ. FT. of gracious living area in a desirable setting of oaks, lawns and natural rock garden. Spacious entrance hall, LR 24x15, FP, with 15 ft. MANTEL AND BOOKCASES, DR off. Cabinet kit, 3 bedrooms (2 twin size) 4-pce bath. 2 RMS AND 3-PCE BATH in bsmt. Drive-in. Oil heat. Plumbed for automatic washer. OWNER TRANSFERRED. $7,400 M'GE. 4½%, $78 MO. PIT. Must sell for ..... $21,000 only
Ruth E. Hutcheson, Ph. EV 4-9318, GR 8-3536.

OAK BAY BORDER $75 PER MONTH

Tudor style, set well back on lovely treed lot. Wide ent hall, LR, FP, DR or family room. Lge kit, W220, dining area. Utility rm. Open staircase to 3 lovely bedrms and bath. H.W. heat, part basmt. Taxes $146. Asking $12,600
Ruth E. Hutcheson, EV 4-9318, GR 8-3536

BRAND NEW $2000 DOWN

4-rms, utility, 4-pce colored bath. Wired 220. Price $7250
Ruth E. Hutcheson, Ph. EV 4-9318, GR 8-3536.

QUIT PAYING RENT $500 Down—$60 Month

Stucco, 4 rooms, Dur. roof. Near school bus, shops. Taxes $36 gross. Asking price $5800
Call P. Gleave, Phone EV 4-9318. EV 3-4651 anytime.

WE RECOMMEND

This neat, attractive 4-room-plus utility, no bsmt, stucco bungalow, well located in the Shelbourne-Oaklands area, built-in radio included. Large separate garage, cement driveway and walks. Ideal for older or retired couples. Immaculate home, in perfect condition. Asking $7875
Call B. E. Porritt, EV 4-9318, EV 4-6155

JOHNSTON'S

ESTABLISHED 1903
1306 BROAD STREET EV 5-2471

OAK BAY SEA VIEW

Here is your opportunity to buy a home in Victoria's finest residential area. The setting is ideal, a larger-than-average lot, beautifully-landscaped with a choice variety of shrubs, fishpond, and sprinkler system. You also have a large brick barbecue with patio. This is a home your family would be proud to own. Because it needs some modernizing, we will accept a low down payment of $3,000 and balance on reasonable monthly payments. To view this magnificent setting, dial EV 2-6787 or EV 5-2471, C. A. James.

NEW STUCCO BUNGALOW

6 lovely rooms, 1,150 sq. ft. of floor space. Electric kit, full basement, O-O-M heat, drive-in garage. For lovers of high grounds and rock gardens this is the place. Will accept reasonable offers on down payment.
Full price $13,500
Contact J. DeMan EV 4-2402.

H. A. HUMBER LTD.

620 View St. EV 2-9161

HAVE KIT BAG, MUST TRAVEL. Two homes for sale. If cash to mortgage. $8,500. High Quadra. Pay $55 rent at a $100, $6,300. James Bay, pay $33 principal, interest, taxes. Rent at $80. Call owner, EV 5-4878. 145 Michigan.

JAMES BAY
$16,500, five-suite conversion, 3 bathrooms, cabinet kitchens, automatic coal stoker. Double garage, all in good condition. Good revenue. No agents. Terms. EV 5-2713.

WESTERN HOMES LTD.

611 YATES STREET

BE MODERN BUY A NEW ONE

City—Oak Bay Border

3-bedroom de luxe bungalow. Drive-in garage. Plenty of extras. Yours for only $13,000
$3,000 down handles. Balance as rent. Call George Clark, Western Homes Ltd., phone EV 2-2157, res. EV 2-3453.

MY MAMA DONE TOLD ME SON

This Is Your Chance To Get That Advance

So buy that home of your heart on Oak Bay Ave. A very nice 10-yr-old 4½-room bungalow with dining room, garage, Oil-O-Matic heat and at a low price only $11,000
Your down payment may handle. Phone G. A. Clark, Western Homes Ltd., EV 2-2157 EV 2-3453.

PAT BAY HIGHWAY

5-room fully modern bungalow. Plus finished rumpus room and a den in basement. 1.6 acres just a short hop from Royal Oak. Phone George Clark, Western Homes Ltd. EV 2-2157, res. EV 2-3453.

Immediate Possession

3 bedrooms, full basement, living room with fireplace, cabinet kitchen and dining room. Oil-O-Matic heat; on treed lot, close to schools and transportation and on sewer. Try your down payment.
Full price $13,000
Very easy terms. Howard Blake, EV 2-2157, res. EV 2-6719.

NO STEPS MUST SELL

Smart 4-room bungalow, Duroid roof. Comprises living room, cabinet kitchen with range included, Pembroke bathroom. 2 very nice bedrooms. Whole house in excellent condition inside and out. Insulated, separate garage. Lot 50'x165', all fenced. Taxes $91.56 less $28 (1958). On sewer, close to schools, bus. An ideal low-priced home. Must be cash. This type of home is very much in demand, so hurry.
Full price only $5750
Cliff Green, GR 9-3759; Roy Smith, GR 7-3549, or office, EV 2-2157.

ESQUIMALT 5 MODERN ROOMS PLUS

Suite for the Folks

Twelve-year-old stucco bungalow in one of the better areas of this popular district. Comprises thru hall to spacious living room with fireplace; dining room and cabinet kitchen, wired; 2 twin-size bedrooms; 4-pc Pembroke bathroom. Concealed stairway to upstairs with space for 2 rooms. Full high cement basement has 2 bright rooms for Mom and Dad with kitchenette, bathroom and their own private entrance. Auto oil A/C furnace. Auto elec HW heater and drive-in garage. Large level lot, nicely landscaped. About ½ cash to handle. Priced for a quick sale at $12,950
Phone N. Thornber or S. Evans, EV 2-2157, eves. GR 9-1853, EV 3-5533.

$1000 DOWN NEW NHA

Completion in 10 days on this three-bedroom, full basement bungalow in Saanich.
Price $13,650
Mr. Evans, EV 2-2157. EV 5-5533.

BUILD
N.H.A. NO DOWN PAYMENT

Use the equity in your home, property or mortgages. For full particulars call Howard Blake, EV 2-2157, res. EV 2-6719.

HICKS REALTY LTD.

1710 Douglas Street EV 2-5104
Opp. Hudson's Bay Store

CADBORO BAY

Good area, better-than-average construction. 3 bedrms, O-O-M heat, full basement, 5¼% mortgage, $3,500 down
full price $14,950
For more information phone Bill Felton, EV 2-5104, anytime.

HAULTAIN

Four rms, LR, 2 bedrms, lge cab kit, O-O-M, attached garage, in lovely shape
at a price of $8950
Bert Bryant, EV 2-5104 anytime.

HIGH QUADRA

Smart stucco bung, situated in a lovely garden, 4 rms, LR with DR space and FP, 2 bedrms, FC basement, rumpus rm, suitable for couple and one child or retired couple. Full price with $1,500 down, $9500
Mr. Davies, EV 2-5104 anytime.

VALUE

Modern rancher only 3 yrs old on quiet road, near schools and transportation. This lovely home has 3 bedrms, lge LR with FP, up-to-the-minute kit, 4-pce bath with vanity, dr-in garage, can be bought with good terms for $13,750
Mrs. Lachlan, EV 2-5104 anytime.

172 BURNSIDE WEST

The owners are now building and offer for sale their 18-yr-old bung which is in perfect repair inside and out. It has lge LR with FP, 2 nice bedrms, 3-pce bath, well-appointed kit, pantry and utility, all recently decorated in attractive colors, FC basement, dr-in garage, good garden with fruit and berries. For full particulars, call P. G. Jackson, EV 2-5104, anytime.

DO YOU
WANT TO BUILD IN OAK BAY?

I have a reliable contractor with a lot in Oak Bay who will build to your plans or we can find a plan for you. And we can arrange either NHA or a private loan, whichever suits your needs. For further information call Leonard Thomas at Douglas Hawkes & Co., 817A Fort St. EV 4-7128 (res., EV 3-5685.

ESQUIMALT 3 BEDROOMS NEW N.H.A.

THREE ONLY

3-bedroom basement home to be built in the Esquimalt district. For further information call E. J. Butler, EV 4-7128, Res. EV 5-1232. Douglas Hawkes & Co., 817A Fort Street.

IS THIS IT??

Own this lovely bungalow in a residential area you will be proud of. You will enjoy the cosy hearth in the large living room and the rest of the house is easy on the wife—right down to the step-saver kitchen. 2 bedrooms, full basement and nicely landscaped yard with fruit trees. $1,000 DOWN WILL HANDLE but you will have to act fast. Full price only $9,850. So call me right now. BILL HODGSON, EV 5-6741, Northwestern Securities of Victoria Ltd.

LOW PRICED, CLEAN HOME
3 bedrooms, large living room family-sized kitchen, basement. Tax $61. Owner's equity approximately $1,300, monthly payments $65. Willing to arrange terms at $6,000. Lee Hallberg, eves EV 3-8510. King Realty, EV 2-2131.

PEMBERTON HOLMES, Ltd.

ESTABLISHED 1897
1002 GOVERNMENT EV 4-8124

LANSDOWNE SLOPE

Ideal for Retired Couple

This most attractive white stucco bungalow has spacious entrance hall, 15x18 living room with fireplace, hardwood floors. Large cabinet kitchen, two bedrooms, 3-pce bathroom. Basement, laundry tubs, hot air oil heat. New Duroid roof. A lovely home on a quiet street in a most desirable area.
FULL PRICE ONLY $11,000
W. WOODLEY, EV 4-8124;
Res EV 4-3916

Waterfront EXCLUSIVE

COUNTRY LIVING
15 MINUTES FROM THE CITY

160' waterfront with 1½ acres. Seven-room compact house with oil furnace, extra plumbing in the basement. Hardwood floors. Cabinet kitchen, two bedrooms on the main floor and two upstairs with room for a possible third. Well-laid-out garden with flowering shrubs, small greenhouse, garage space for two cars. Marvellous view of the straits and adjacent islands. Price $18,900
DOROTHY KIRKPATRICK, EV 4-8124; eves. Keating 68 X

VIEW LOT LAKE HILL DISTRICT

All new homes in area $1500
Phone E. K. LANE, EV 4-8124; Res. EV 2-5592

BOAT-WATCHERS AHOY!

Even if the CPR does close down, many other ships and yachts will pass beneath the windows of this roomy bungalow at Cadboro Bay. Very large LR, through hall, 3 bedrms, kit with DA, HW floors, FC bsmt. O-O-M heat and dr-in garage. Rumpus room nearly completed. THE spot to raise a distinguished family. ASKING $15,750
MR. LOVE, EV 4-8124;
Evenings, EV 4-6056

5 SUITES INCOME $168 MONTH $2500 DOWN PARTLY FURNISHED

Partly furnished. 3-room self-contained suite can be owner-occupied.
Reduced to $11,950
Act Now! Call JACK BROWN, EV 4-8124; res. EV 4-6976, or JACK MIDDLETON, eves. GR 9-4327

OAK BAY 3 BEDROOMS

Just a few doors from Victoria's best bus service, and built for those who like elbow-room, with full bsmt, stucco exterior, Duroid roof, secluded garden and a garage on the lane. Wired for range and domestic HW; through hall; Pembroke bath with vanity; good kitchen with sunny dining area; LR just made for evenings with a pipe and book. ALL ..... $12,600 THIS FOR
With reasonable down payment Days, please call EV 4-8124. Eves Mr. Jones, EV 3-3283. Mr. Love, EV 4-6056.

OUTSTANDING OAK BAY S. QUICK POSSESSION

This most attractive older-type home in very good condition. Large LR (open fireplace), guest-size DR, cosy den (open fireplace), all with inlaid oak flooring; large kitchen, utility room, two large bedrooms; tiled 4-pc bathroom with vanity. LARGE BEDROOM UPSTAIRS. PLAY ROOM IN BASEMENT. HW auto stoker heating, garage, ENCLOSED SUN DECK FACING SOUTH. Lot 60x198. This is an exceptional buy.
$4,500 cash.
FIRM PRICE $16,800
THIS WILL REQUIRE QUICK ACTION. Appointment to view phone MR. HEPBURN, EV 4-8124; Res. EV 3-7039

OAK BAY A PICTURE IN BLACK & WHITE

Perfect for retirement, this pretty home offers the charm of a sunken living room with high-arched Devonshire-type fireplace and the seclusion of a trim, easily maintained fenced-in garden. On a quiet location, with all facilities close at hand and 1958 taxes only $50 net, this is an ideal home for a couple wishing to live inexpensively $11,500
For appointment to view please phone EV 4-8124, MR. SIMPSON; Res. EV 5-7369

DUPLEX SIDE-BY-SIDE $12,950

Be the first to see this GOOD INVESTMENT. 2 bedrooms each side and complete with electric ranges, copper elec HW tanks and oil heating, lock-up garages. Rent $70 each. OWNER PAYS TAXES. $160, and water ONLY. Immaculate condition throughout.

EXCLUSIVE LISTING
D. E. WILKINSON, EV 4-8124; res., Sidney 652.

BUILD NHA LOTS AVAILABLE

Come in and discuss your requirements and obtain full information from JACK MIDDLETON, EV 4-8124, eves. GR 9-4327.

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3 BEDROOMS
OIL HEAT
FULL BASEMENT
BRAND NEW

Steve Stephens and Roy Green in attendance. Ph. EV 4-9735 anytime.

CANADA TRUST

$11,300 Very attractive, modern, five-room stucco home, extra basement room, oil heat to all rooms, double garage, easy kept lot in lawn and shrubs. Taxes $185 less $28. Clear title or terms of $3,000 down and balance monthly. Close to schools, bus, shopping, yet in choice city residential area.
F. Marconi, EV 2-8111; EV 4-6625

BUILD NOW
Build NHA under our plan. Will accept your equity in your home on a new one or will build you a home for no down payment if you own a lot. Why not give us a call for more details and information. Phone S. Stephens or Roy Green EV 4-9735 anytime. Taylor Spittal.

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"PARKING NO PROBLEM"

COMFORT AND CONVENIENCE
$3000 CASH

Spotless modern Oil-O-Matic stucco bungalow, ideal for retired couple or small family. Entrance hall to 14x16 LR with FP; 3 large bedrms; 4-pce Pembroke bathroom, utility room with tubs, and 10x14 cabinet kitchen. Attached garage with lots of storage space. Price $10,750
Call George Thorneloe, EV 2-7276; Res. GR 7-2771

BURNSIDE THREE BEDROOMS

Large living room, spacious kitchen including line, heater, range, bed, TV aerial. Commercial possibilities. Immediate occupancy. Clear title. PRICE $7500
($2,500 will handle)
Ken Sturgeon, EV 2-7276; Res. GR 7-1580

THREE MINUTES TO TOWN 6 ROOMS $1000 DOWN

This older 2-storey home must be sold quickly as owner is leaving for Ireland. Needs renovating and is in good location for rental. Situated on a 50x140-foot lot in a valuable ground area. Full asking price is $5350
Cash offers invited. Contact H. Forrest, EV 2-7276, res. EV 2-0274, or P. Simpson, EV 2-7276, res. EV 5-5542

MOVE IN ONE WEEK

FOUR ROOMS, full basement. Newly decorated, high location, 6 years old. Lot 65'x110'. Another lot 50'x110' available for additional $1,100. Mt. Tolmie, high location.
PRICE $9400
Ken Sturgeon, EV 2-7276. Res. GR 7-1580.

NEW NHA $2316.40 Down

3-BEDROOM, 6-room, 1,100-sq.-ft. full-basement bungalow with Oil-O-Matic heat, drive-in garage and on sewer.
PRICE $13,975
Contact Harold Ware, EV 2-7276, res. EV 2-1461

SEE 1220 Altura Place

A delightful, roomy, split-level family home with spacious living room, dining room, mahogany cabinet kitchen plus three bedrooms and colored Pembroke bath with pedestal. Secluded, treed and rocky location.
Asking $13,500
but open to offers with substantial down payments. Phil Simpson, ph. EV 2-7276, res. EV 5-5542.

BREATHING SPACE Cedar Hill Rd

Situated on 1 acre of fruit and oak trees. 3-bedrm home with extra large rumpus room and O-O-M hot water heating. Excellent terms for quick sale $16,900
Duncan Bingham, EV 2-7276. Res. EV 2-3756.

UPLANDS BORDER

4-year-old, 1,600 sq ft bungalow all in good condition. Living room 20x18 with fireplace, 11x15 dining room, large kitchen with garbage crusher, close to Willows Park. Full basement and oil heat, drive-in garage with extra toilet and sink and shower in basement, 3 bedrooms.
Full price $19,900
Contact Harold Ware, EV 2-7276; Res. EV 2-1461

SIX ROOMS HI QUADRA

Situated on HIGH LOT giving a PANORAMIC VIEW and seclusion. GOLDEN OAK FLOORS in 24-ft. LIVING ROOM with lovely fireplace flanked by polished maple bookcases and built-in mantel mirror. A lovely separate family-size dining room, large electric cabinet kitchen with breakfast nook, tiled sink, lots of cupboards. ALL THREE SPACIOUS BEDROOMS have WALK-IN CLOSETS with lights in each. 1,650 feet of floor space. Step-saving plan. Attached garage with added storage space. Oil-O-Matic AC heating. Terms $2,500 down, balance as rent. Priced below cost at $15,960
Hurry, call Bill Ludlow, EV 2-7276; Res. EV 3-5101

UNIVERSITY $13,950 3 BEDROOMS

This lovely home is situated in the popular University district. Through hall to 3 spacious bedrooms, 4-pce bath. Large living room with fireplace, spacious bright cabinet electric kitchen with loads of storage space and dining area off. Full high basement with drive-in garage and oil heat. To view this and other fine homes in this area, please call Keith Rose, EV 2-7276, res. EV 2-9579.

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3943 Quadra GR 9-1195
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YOU COULD JOIN THE NAVY

To see the sea—But I have the perfect 3-bedrm home with a delightful sea view. Almost new, lge LR with dining area, wall-to-wall carpeting. Attractive kitchen. Fireplace. Full basement. Roughed in rumpus room. Auto oil heat. Workshop, sun deck, drive-in garage.
Price $19,400
Please call GR 9-1195
Mrs. Williams GR 9-5192

TRANSFERRED

To Regina. 2-bedrm home, ideal for retired couple or small family. LR, kitchen, full basement. Fully insulated. Fenced corner lot. Bus at door.
Asking $10,500
Try YOUR offer.
Please Call
GR 9-1195 Harry Payne, EV 2-0334

FAIRFIELD

Cosy bung. Cedar shake siding. Corner lot. Choice area. Large LR with dining area. 2-bedrms, entrance hall. Elec kitchen, auto oil heat. Full basement with rec. rm. and tubs. $13,650
Fruit trees
Please call GR 9-1195
Mr. Nicholson, EV 5-7694.

CADBORO BAY, $16,500. A BEAUTIful 3-bedroom contemporary home as featured in Western Homes Magazine. This is something different—not just a square box. Wonderful 5% mortgage. See this and you'll want it. Call Mrs. Fulton, EV 5-1958, The City Brokerage.

FOR SALE — HOUSE COMpletely renovated, close to all conveniences. Fruit trees, large garden, garage. $5,700 with good terms to reliable party. Phone EV 2-9436.

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LANSDOWNE PARK ADJOINS GOLF LINKS

Very attractive ranch style bungalow located on a large treed lot and backing on the Uplands Golf Course. This fine home features: entrance and through hall, large living room-dining room with raised-hearth fireplace, smart electric cabinet kitchen with breakfast area and laundry facilities, 4-piece bathroom with vanity and 3 good-sized bedrooms. Open stairway with wrought iron railings to a full cement basement with roughed in plumbing and fireplace. Attached garage. Concrete driveway and walks.
Price $21,400
Call Mr. Hope EV 4-4115 anytime.

WOODBURN AVE. NEW—3 BR—DEN

Beautiful new bungalow backing on Uplands Golf Course. Vertical siding exterior, slate entrance hall to seven fine rooms! Built-in wall oven and counter-top range in the smart kitchen, wall-to-wall carpet throughout, sun-deck off dining room, full basement, drive-in garage. Many features in this fine home, including 2-pce lavatory off master bedroom